

Home Base Business Enterprise (HBBE)			
HBBE regulations (based off 25.09.07 as revised and compared to the referenced jurisdictions' criteria)	City of Rockville	City of Gaithersburg	Montgomery County (M-NCPPC)
<b>Area of use</b>	Entirely within the DU or accessory building; Cannot occupy more than 35% of gross floor area of the main dwelling; No open yard area permitted; May involve off-site activities; Floor area of accessory not included in total floor area allowed for principal	Confined to the interior of the DU or accessory structure; No products stored or sold in open yard area; Shall not occupy more than one-third of the gross floor area; Area devoted to inventory storage to be included in allowable gross floor area	Floor area used not to exceed 33% of total floor area of the DU or existing accessory building on the same lot; No more than one accessory building can be used; No new accessory buildings can be constructed for business purposes
<b>Prohibition of Nuisance</b>	No equipment that creates a nuisance (in violation of Chapter 31B of the Mont. Co. Code) such as noise, vibration, glare, fumes, etc., detectable at or beyond the subject lot line; No use, storage, or disposal of any hazardous material, except for disposal	May not store, maintain or use hazardous materials requiring a fire department or other agency permit; May not use any equipment that creates noise, odor, vibration, electrical interference, etc., at levels beyond those normally incident to the operation	Similar to 25.09.07 in content and form
<b>Exterior Appearance</b>	If accessory building is used as part of the HBBE, there must be no external evidence of such use; Separate entrance into the DU from the outside is not permitted except for health professional or cosmetologist	No alterations to the exterior of the premises, other than allowed by the subject article or required by city ordinance will be permitted	Similar to the provision of 25.09.07 in relation to no external evidence of home occupation activities for accessory structures
<b>Prohibition of Truck Deliveries</b>	No truck deliveries are permitted, except for parcels delivered by public or private parcel services that customarily make residential deliveries	Similar to 25.09.07 in content and form	Similar to 25.09.07 in content and form
<b>Subordinate and Incidental Use</b>	Use must be subordinate and incidental to the main DU and the use of that DU for residential purposes	Similar to 25.09.07 in content and form	N/A
<b>Signs</b>	The display of signs must comply with the requirements established in Article 18	One illuminated sign or symbol at the premises affixed to the building only (certain size requirements)	Signage must comply with the requirements established in Article 59-F
<b>Variance Prohibition</b>	No variance can be granted to accommodate a HBBE	N/A	N/A
<b>Residence Requirement</b>	HBBE must be conducted by 1 or more persons who reside in the dwelling at least 220 days each calendar year	Person conducting the business must use the home as a primary residence	Must be conducted by a member or member of the family, as defined. No non-resident employees are permitted.
<b>No-Impact HBBE</b>	No more than ten (10) visits per week; Cannot have any external evidence of the business operation; No non-resident employees	No non-resident employees; Not more than five deliveries or visits weekly; No discernable impact on adjacent properties	Similar to 25.09.07 in content and form
<b>Major HBBE</b>	HBBE not satisfying the requirements of a no-impact HBBE are deemed to be major HBBE and are permitted as special exception uses	No such classification	No such classification
<b>Inspections</b>	Subject to inspection; Site inspection prior to approval; City will investigate complaints against the business operation	Right to inspect any HBBE to ensure conformance with the provision; Refusal of inspection may be grounds for revocation of approved registration	N/A
<b>Existing Home Occupations</b>	Home Occupation in existence as of the zoning ordinance effective date is considered conforming if it complies with the applicable provisions; If Home Occupation ceases to operate for one year, or if the ownership changes, all applicable provisions of the	N/A	N/A